

INDUSTRIAL SPACE FOR LEASE



180 MILL STREET

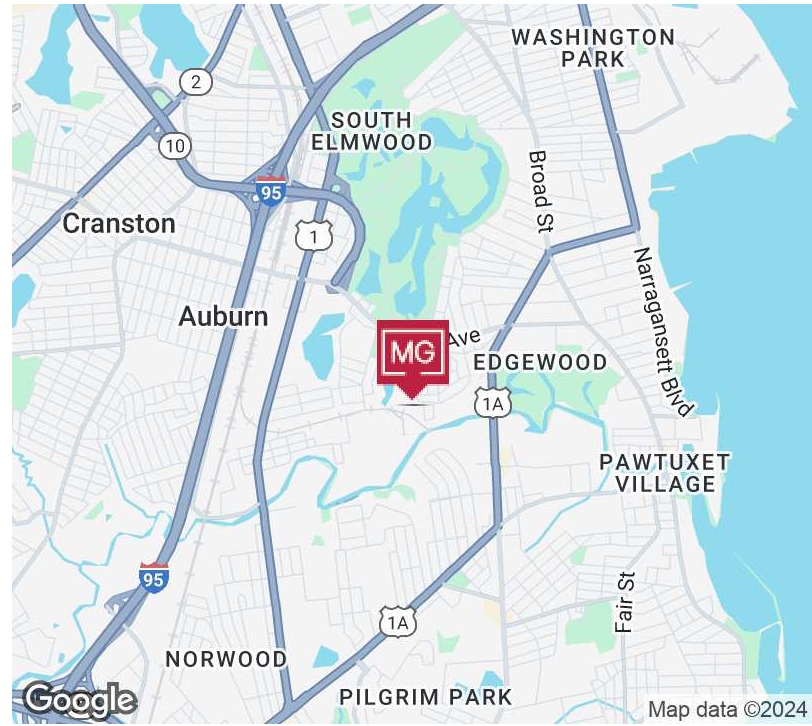
Cranston, RI 02905

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

180 Mill Street is a 98,225 SF industrial building with up to 58,000 SF of available warehouse/distribution space (split between multiple levels), which can be subdivided down to 18,000 SF. There are up to 7 loading docks, and one dock that has been ramped to provide drive-in access. The space has been updated with new paint, windows and LED lighting throughout.

LOCATION DESCRIPTION

180 Mill Street is located towards the end of Mill Street just south of Park Avenue in Cranston, Rhode Island. It is centrally located between Cranston, Providence and Warwick with convenient access to Route 10 and within 1.5 miles of I-95. The property is located less than 6 miles of Providence, and within 20 miles of Quonset, 45 miles of Worcester and 55 miles of Boston.

OFFERING SUMMARY

Lease Rate:	\$6.50 SF/yr (NNN)
Available SF:	18,000 - 56,000 SF
Lot Size:	3.58 Acres
Building Size:	98,225 SF

PROPERTY HIGHLIGHTS

- Seven (7) Trailer Height Loading Docks
- One (1) Drive-In Door (Ramped)
- 19' Clear Ceiling Heights
- 20' x 20' and 20 x 40' Column Spacing
- New Paint and Windows
- New LED Lighting
- Convenient Access to RTE 10/ I-95

SPACES	LEASE RATE	SPACE SIZE
1st Floor	\$6.50 SF/yr	18,000 SF
2nd Floor	Negotiable	20,000 SF
Lower Level	Negotiable	20,000 SF

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